

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING

July 8, 2008

The Wethersfield Historic District Commission held a Public Hearing on July 8, 2008 in room F-3 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Eric Hart, Vice Chairperson (Arrived at 7:35 PM)
John Maycock, Clerk
Susan O'Brien (Arrived at 8:00 PM)
Gary McLeod
Mark Raymond, Alternate
Bette Botticello, Alternate (Arrived at 7:34 PM)

Members Absent:

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on June 27, 2008.

APPLICATION NO. 3602-08. Cocomo Brothers Associates, LLC and/or CP Equity Holdings, LLC seeking to 1) perform alterations to each of the existing buildings or structures located at 249-263 Main Street; 2) to renovate, preserve and/or restore the two "Comstock Ferre" buildings and/or structures that are located in the vicinity of the site's eastern boundary with Main street and denoted on the proposed site plan as buildings number 1 and 2; 3) demolish, remove, and/or raze the existing building, structure, and/or barn located in the vicinity of the northwest corner of the site and denoted on the proposed site plan as building number 3; 4) construct a new building and/or structure in place of the demolished, removed and/or razed building as denoted on the proposed site plan as building number 3; 5) construct a new building and/or structure in the vicinity of the southwest corner of the site in the area of its boundary with Church Street and denoted on the proposed site plan as building number 4; 6) convert the property to a mixed use retail, office, and residential complex; 7) install signage, lighting, landscaping, parking, fencing, and gazebo on the site of 249-263 Main Street.

Commissioner Maycock read into record an e-mail from Thomas Cocomo to Bonnie Therrien dated July 8, 2008 requesting that the application be tabled.

APPLICATION NO. 3608-08. Georgia Gallas seeking to install wood clad replacement windows at 315 Middletown Avenue.

Georgia Gallas of 315 Middletown Avenue and Robert Gallas of 94 Stephens Lane, Glastonbury appeared before the commission. Ms. Gallas informed the commission that the house had sustained damage due to a fire and she is in the process of trying to repair the damage. She would like to replace the damaged existing wood windows with wood vinyl clad replacement windows. The cladding will be in white and the light pattern will be 1/1.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3609-08 and APPLICATION NO. 3610-08. A. H. Hutchinson Landscaping, LLC seeking to install 6' white cedar fencing at 380 Main Street and 390 Main Street.

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Commissioner Garrey requested that both applications numbered 6309-08 and 6310-08 be heard at the same time so as to avoid repetition for the petitioner.

Arthur Hutchinson of A.H. Hutchinson Landscaping, LLC 451 Maple Street, Wethersfield appeared before the commission to speak on both applications. The applicant is proposing to install 6' white cedar fencing on the properties known as 380 Main Street and 390 Main Street. The posts shall be square cedar posts and the fencing style shall be "dog eared". The fence shall be installed on the property line, 60' forward of the garage and 70' from the rear of the garage at 380 Main Street. The fence shall be installed along the property line 50' out from the garage at 390 Main Street.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to these applications. There being no one, the portion of these hearings was declared closed.

APPLICATION NO. 3611-08. Christine Zigmund seeking to install vinyl siding and replace three (3) basement windows at 188 Middletown Avenue.

Christine Zigmund of 188 Middletown Avenue and Bill Rhodes of 122 Opal Drive, Glastonbury appeared before the commission. Ms. Zigmund mentioned that she miscounted the number of basement windows to be replaced and the new number will be four (4). She also mentioned that she would like to replace the window on the garage.

The house is currently sided in wood shakes. Ms. Zigmund is seeking to replace the existing wood shakes with Coventry Alside vinyl clapboard 4" reveal in the color almond. The trim will be wrapped in white aluminum. The corners will be covered in a 4" white corner board also in vinyl. Commissioner Hart asked if this product was available in an 8" exposure and Mr. Rhodes answered that it is not, an 8" exposure is a double 4".

The basement windows will be replaced with a vinyl Alside single vent slide window and the garage window will be replaced with a vinyl Alside 1/1 light pattern.

The roof will be replaced with asphalt Tamko three (3) tab with the proposed color of grey blend.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3612-08 Amy and Steve Camilleri seeking to construct a 20'x26' two (2) story addition in the rear of the property and construct an 8'x23' covered porch in the rear of the property at 10 Avalon Place.

Gary Vivian of Cactus Design, 43 Old Pewter Lane and Steve Camilleri of 10 Avalon Place appeared before the commission. Mr. Vivian mentioned the addition will add approximately 1000 square feet to the property. The house will receive a new roof; all windows in the house will be replaced with Eagle wood aluminum clad windows to match the existing light pattern. There are casement windows proposed for the addition to allow for proper egress. The only window that will not be replaced will be the ½ round at the front of the house.

The front door will remain. The siding and trim on the addition will match the existing materials on the house.

The proposed chimney will match the existing chimney.

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The rear porch will be composed of 2"x2" square balustrades, a rail with toe kick and square spindles, and the skirting will be composed of square lattice.

The gutters will be a K style aluminum gutter.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3613-08 Connecticut Landmarks seeking to install a replacement sign at 249 Broad Street.

Beverly Lukas of 255 Main Street Hartford appeared before the commission. She indicated that the Connecticut Landmarks Association had gone through a name and logo change and would like to reflect the change in the sign at the Buttolph-Williams house. The dimensions will remain the same at 30"x36". The material will be a 3/4" PVC and the design will be flat painted on the surface. The sign will be hung on the existing post.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3614-08 John Saxton seeking to install a pergola over the rear patio, 6' stockade fencing, and satellite dish and repair/replace the front stoop at 17 Chesterfield Road.

John Saxton of 17 Chesterfield Road appeared before the commission. He stated he would like to erect a pergola over the existing patio in the rear of the property. It would be made of pressure treated lumber. The dimensions are 12'x12'. The dimensions of the materials are 4"x4" posts, 2"x6" supports and 5/4"x6" vertical shades.

Mr. Saxton would like to install a satellite dish on the south side of the home on the gable end. He would also like to install a 6' stockade fence to match the existing fence from the rear property line to the front corner of the house.

The front stoop of the house is in need of repair. Mr. Saxton mentioned he will make every effort to replace the stoop in kind but if that is not a possibility, he would like to replace the existing stairs with blue stone.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Cindy Hughes of 14 Meggat Park spoke in support of the project.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3605-08 Kenneth and Diane Vinci seeking to build a two (2) story addition in the rear of the property approximated 36'x52' at 31 Old Pewter Lane. (Tabled from June 24, 2008 meeting. Last date to act is August 12, 2008)

Kenneth and Diane Vinci of 31 Old Pewter Lane appeared before the commission. Commissioner Garrey asked if the other Commissioners had been able to view the property with the proposed addition staked out. The Commissioners stated that they had. The Commission had no further questions for Mr. and Mrs. Vinci.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Gary Vivian of 43 Old Pewter Lane spoke in support of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Commissioner Raymond will be voting in place of Commissioner O'Brien.

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was voted to close the public hearing except for Application Number 3602-08 and keep that application tabled and open the public meeting on all the remaining applications.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3608-08. Georgia Gallas seeking to install wood clad replacement windows at 315 Middletown Avenue.

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- 1) The windows shall be wood white vinyl clad replacement windows with 1/1 light pattern.

Discussion

Commissioner Hart believed the applicant was basically replicating what was there prior to the fire.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3609-08 and APPLICATION NO. 3610-08. A. H. Hutchinson Landscaping, LLC seeking to install 6' white cedar fencing at 380 Main Street and 390 Main Street.

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the applications as submitted.

Discussion

Commissioner Hart believed the material was appropriate for the district and would have minimal impact on the district.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3611-08. Christine Zigmund seeking to install vinyl siding and replace three (3) basement windows at 188 Middletown Avenue.

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- 1) The number of basement windows to be replaced shall be four (4).
- 2) The window on the garage shall be replaced with a vinyl window with a 1/1 light pattern.
- 3) The vinyl siding shall have an 8" exposure and be almond. The trim shall be white.
- 4) The roof shall be an asphalt Tamko three (3) tab in grey blend.

Discussion

There was discussion about the stipulated exposure. There was uncertainty the applicant would be able to find that exposure but every effort should be made to locate an exposure to match the current exposure on the house.

Aye: Garrey, Hart, Maycock, McLeod

Abstention: Raymond

APPLICATION NO. 3612-08 Amy and Steve Camilleri seeking to construct a 20'x26' two (2) story addition in the rear of the property and construct an 8'x23' covered porch in the rear of the property at 10 Avalon Place.

Upon motion by Commissioner Hart and seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

It was discussed that this was a very well put together application and will work well with the house and the neighborhood.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3613-08 Connecticut Landmarks seeking to install a replacement sign at 249 Broad Street.

Upon motion by Commissioner Raymond and seconded by Commissioner McLeod and a poll of the Commission it was voted to APPROVE the application as submitted.

Discussion

It was discussed that this was a great application, was a nice sign with minimal changes to the existing sign.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3614-08 John Saxton seeking to install a pergola over the rear patio, 6' stockade fencing, and satellite dish and repair/replace the front stoop at 17 Chesterfield Road.

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission it was voted to APPROVE the application with the following stipulations:

- 1) The front stoop shall be repaired in kind with similar materials.
- 2) The fence style shall match the existing fence.

Discussion

Commissioner Hart stated that the changes proposed are minimal and are sensitive to the district and the neighborhood and he would like the applicant to make every effort to repair the front stoop in kind. If the applicant found that this was impossible then he should contact Kristin Stearley for an amendment to his application.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3605-08. Kenneth and Diane Vinci seeking to build a two (2) story addition in the rear of the property approximately 36' x 52' at 31 Old Pewter Lane.

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

After viewing the property staked out it was found that the application would be appropriate for the neighborhood and that it was a nice application.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPROVAL OF MINUTES OF: June 10, 2008

Upon motion by Commissioner Hart and seconded by Commissioner McLeod and a poll of the commission, the minutes of June 24, 2008 were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin Stearley introduced Brittany Christensen as the new Recording Secretary for the Commission.

Ms. Stearley also reported that she is working with the IT department to work out the kinks in the use of the Commission's town provided e-mail accounts.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Hart and seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:52 PM.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk